

EXHIBIT E



SingleSource

Exterior BPO

1000 Noble Energy Drive
Suite 300
Canonsburg, Pa 15317

Property Address:	3251 Proctor Rd, WELLSVILLE, NY 14895				
Borrower	Joel Pedersen	Inspection Date	5/20/2021	Effective Date	5/24/2021

Company	Bounty Realty LLC dba Is Levy Realtors and Associates	Name	Cheryl LaTray		
Phone	585-424-1300	Fax	585-424-1315	Email	cherylsbpos@gmail.com
Address	21 Long Meadow Circle PITTSFORD NY 14534			Distance from the Subject	69.93 Miles

I. General Conditions

Property Type	SFR
Occupancy	Owner
Type of Ownership	Fee Simple
# Of Units	1
Data Source	Tax Records
Property Condition	Average
HOA	No
HOA Fees	\$
HOA Assoc. Name	
Land Value	\$11,000
Assessed Value	\$78,000
Annual Property Tax	\$1
Annual Appreciation	\$2
Phone	
Fees Include	
Monthly Rental Value	\$2,000



Subject Description

The Subject is in average condition, conforming to the neighborhood Located close to schools and major roadways.

Repairs

Category	Cost		Category	Cost
Exterior Paint	\$0		Foundation	\$0
Siding / Trim Repair	\$0		Fencing	\$0
Exterior Doors	\$0		Landscaping	\$0
Windows	\$0		Pool	\$0
Garage	\$0		Other	\$0
Roof / Gutters	\$0		Other	\$0
Fire Damage	\$0		Other	\$0

Total Estimated Exterior Repairs

\$0

Subject Condition and Repair Comments

No repairs noted.

II. Subject Sales and Listing History

Currently Listed?	No	By:	//	
List Date	Orig List Price	Current List Price	MLS#	
	\$0	\$0		

Prior History (36 Month)

Original List Price	Original List Date	DOM	Date Listed	Date Sold	List Price	Sale Price	Notes
0		NaN			\$0	\$0	
0		NaN			\$0	\$0	
0		NaN			\$0	\$0	

Analysis of Current and Prior Listing History:

Property is neither listed nor sold in last 12 months.

III. Neighborhood Market Data

Location	Rural	Local Economy is	Stable	Housing Supply is	In Balance
Number of Lisiting is	Stable		Normal Marketing Time		Under 3 Months
Total # of Active Listings in the subject's specific MLS district					3
Total # of Sales in the subject's specific MLS district in the past 12 months					12
# of REO Sales in the subject's specific MLS district in the past 12 months					1
# of Boarded Properties on Subject Street					0
# of Rentals on the market in the subject's specific MLS district					1
Predominant Occupancy					Owner
Market for this type of property		Remained Stable			
Market for this type of property REO%		2			
Market for this type of property Short Sale %		2			
Range of Value is this area:		Low: \$50,000		High: \$202,000	
Pride of Ownership		Average			
Does agent feel there will be a Resale Problem?		No			
Reason there will be a Resale Problem:		There is no known issue with resale.			
Do any environmental issues affect the value of the property?					

Neighborhood Comments

Subject property is located in a rural area with a mixture of residential and agriculturally zoned lots. Homes in the area have a wide variety of ages, lot sizes and living space as they are typically build independent of one another.

IV. Marketing Strategy

Value		90-120 Day Value	Repaired Value	30 Day Value
	Suggested List Price	\$110,000	\$110,000	\$103,000
	Probable Sales Price	\$103,000	\$103,000	\$96,000





Comments Regarding Pricing Strategy

distance was extended to obtain the best available comps that are similar in GLA, lot size, design etc. Price opinions were derived from an average of comparable property prices in the direct market, with similar attributes to the subject including above ground square feet, units, age, style of residence total number of rooms bedrooms, bathrooms and other amenities. Best available comparable's used.




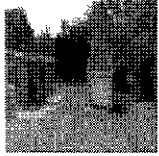
Unique Property Conditions

The attached Broker Price Opinion (BPO) has been completed outside of The Uniform Standards of Professional Appraisal Practice (USPAP). The BPO is an evaluation tool and is not considered an appraisal of the market value of the property - it is an opinion of the probable sales price. SingleSource complete BPO requests for property listing, REO analysis, loan due diligence, modifications, etc to aid our servicing customers. SingleSource BPO reports are not eligible or appropriate for loan origination purposes.

V. Current Listings

Listing Comparables		Subject	Listing #1	Listing #2	Listing #3
					
	Street Address	3251 Proctor Rd	3694 Elm Valley	1758 Keenan Rd	5808 E Valley Rd
	City	WELLSVILLE	Wellsville	Rexville	Alfred Sta
	State	NY	NY	NY	NY
	Zip Code	14895	14895	14877	14803
	Miles to Subject		3.47	11.55	11.72
	Community Name	Morris Reserve	Unknown	Unknown	Unknown
	Data Source	Tax Records	MLS	MLS	MLS
	MLS Number		R1325017	R1329434	S1337788
	Original List Date		3/21/2021	4/13/2021	5/18/2021
	Original List Price	0	114,900	115,000	129,900
	Current List Price	0	114,900	115,000	129,900
	Listing Type	Arms Length	Arms Length	Arms Length	Arms Length
	Days On Market		61	38	3
	Year Built	1983	1978	2002	1994
	Condition	Average	Average	Average	Average
	View	City	City	City	City
	Style/Design	Contemporary	Ranch	Cabin	Cape Cod
	# of Units	1	1	1	1
	Gross Living Area	1,056	1,248	1,080	1,024
	Bedrooms	3	3	2	3
	Baths/Half Baths	2 0	2 0	1 0	2 0
	Basement	Yes	Yes	No	Yes
	Basement Finished	Full/Unfinished	Full/Finished	Slab	Full/Unfinished
	Total Room #	7	8	4	8
	Garage/Carport	1 Attached	2 Attached	0 On Street	0 On Street
	Lot Size	3.20 Acres	1.08 Acres	5.02 Acres	3.70 Acres
	Other	Porch	FP	Deck	FP
Comments on Listing Comparables					
Listing # 1	Comparable property is equal in Location, Condition, year built, Bedroom, Bathroom, but it is superior in GLA, Garage, inferior in lot size. Adjustments: \$ -1000 due to Garage, \$ 2000 due to lot size, \$ -1000 due to GLA.				
Listing # 2	Comparable property is equal in Location, Condition, GLA, but it is superior in lot size, year built, inferior in Bedroom, Bathroom, Garage. Adjustments: \$ -500 due to age, \$ 1000 due to bedroom, \$ 1000 due to bathroom, \$ 1000 due to garage, \$ -1000 due to lot size.				
Listing # 3	Comparable property is equal in Location, Condition, lot size, GLA, Bedroom, Bathroom, but it is superior in year built, inferior in Garage. Adjustments: \$ -500 due to age, \$ 1000 due to garage.				

VI. Recent Sales

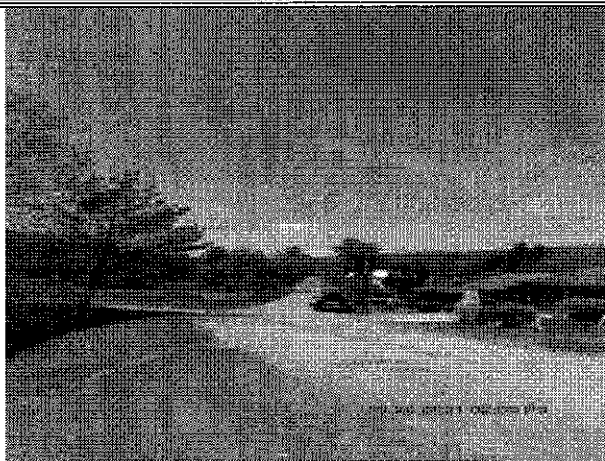
		Subject	Sale #1	Sale #2	Sale #3
					
Sale Comparables	Street Address	3251 Proctor Rd	5749 Comfort Hollow Rd	321 Farnum St	5120 Amity Lake Rd
	City	WELLSVILLE	Scio	Wellsville	Belmont
	State	NY	NY	NY	NY
	Zip Code	14895	14880	14895	14813
	Miles to Subject		7.58	2.06	7.57
	Community Name	Morris Reserve	Unknown	Morris Reserve	Unknown
	Data Source	Tax Records	MLS	MLS	MLS
	MLS Number		R1260343	R1291505	B1306982
	Original List Price	\$0	\$87,000	\$110,000	\$119,000
	Original List Date		4/14/2020	9/3/2020	11/9/2020
	List Price at Sale	\$	\$87,000	\$105,000	\$119,000
	Sale Price	\$	\$84,500	\$94,000	\$125,000
	Closing Date		6/22/2020	4/20/2021	2/8/2021
	Type of Financing	CASH	CASH	Conv	CASH
	Type of Sale	Arms Length	Arms Length	Arms Length	Arms Length
	Days On Market		69	229	91
	Year Built	1983	1985	1988	1983
	Condition	Average	Average	Average	Average
	View	City	City	City	City
	Style/Design	Contemporary	Ranch	A-Frame	Cottage
	# of Units	1	1	1	1
	Gross Living Area	1,056	864	1,250	984
	Bedrooms	3	2	3	3
	Baths/Half Baths	2 0	1 0	2 1	1 0
	Basement	Yes	Yes	Yes	No
	Basement Finished	Full/Unfinished	Full/Unfinished	Full/Finished	Crawl
	Total Room #	7	5	6	5
	Garage/Carport	1 Attached	0 On Street	0 On Street	0 On Street
	Lot Size	3.20 Acres	3.14 Acres	0.55 Acres	0.50 Acres
	Other	Porch	FP,Deck,Shed	Porch,Deck	Deck,Shed
	Overall Adjustment		\$4,000	\$2,000	\$4,000
	Adjusted Value		\$88,500	\$96,000	\$129,000
Comments on Sale Comparables					
Sale #1	Comparable property is equal in Location, Condition, lot size, year built, but it is inferior in GLA, Bedroom, Bathroom, Garage. Adjustments: \$ 1000 due to GLA, \$ 1000 due to bedroom, \$ 1000 due to bathroom, \$ 1000 due to garage.				
Sale #2	Comparable property is equal in Location, Condition, year built, Bedroom, Bathroom, but it is superior in GLA, inferior in lot size, Garage. Adjustments: \$ -1000 due to GLA, \$ 1000 due to Garage, \$ 2000 due to lot size.				
Sale #3	Comparable property is equal in Location, Condition, year built, GLA, Bedroom, but it is inferior in lot size, Bathroom, Garage. Adjustments: \$ 1000 due to bathroom, \$ 1000 due to garage, \$ 2000 due to lot size.				

VII. Subject Photograph Addendum



Subject Front

Subject Front



Subject Street

Subject Street



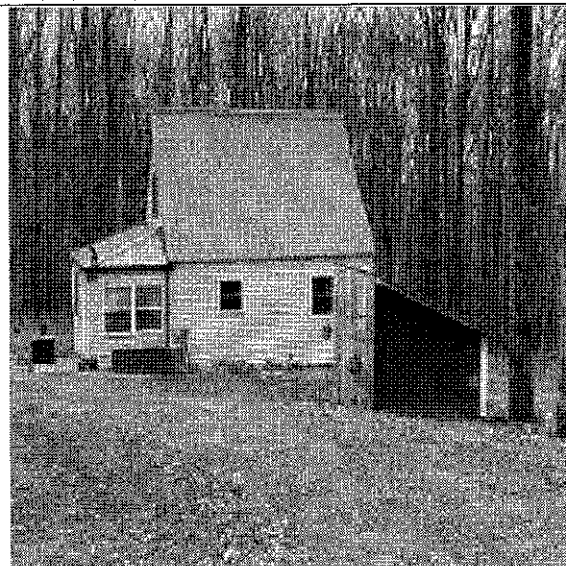
Subject Address

Subject Address

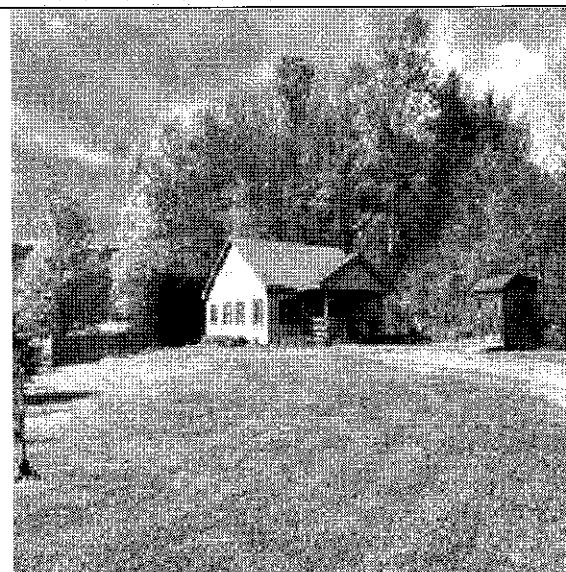
VIII. Current Listings Photograph Addendum



Current Listing 1
3694 Elm Valley
Wellsville, NY 14895
Orig List Date: 3/21/2021
List Price: \$114,900
Sq. Ft.: 1,248
Miles to Subject 3.47



Current Listing 2
1758 Keenan Rd
Rexville, NY 14877
Orig List Date: 4/13/2021
List Price: \$115,000
Sq. Ft.: 1,080
Miles to Subject 11.55

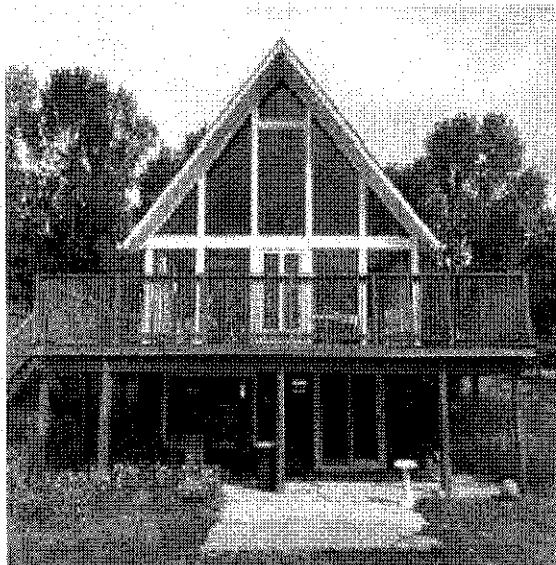


Current Listing 3
5808 E Valley Rd
Alfred Sta, NY 14803
Orig List Date: 5/18/2021
List Price: \$129,900
Sq. Ft.: 1,024
Miles to Subject 11.72

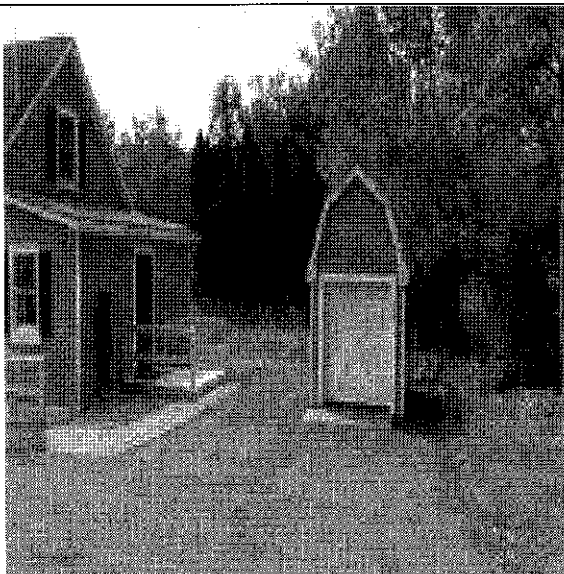
IX. Recent Sales Photograph Addendum



Recent Sale 1
5749 Comfort Hollow Rd
Scio, NY 14880
Closing Date: 6/22/2020
Sale Price: \$84,500
Sq. Ft.: 864
Miles to Subject 7.58

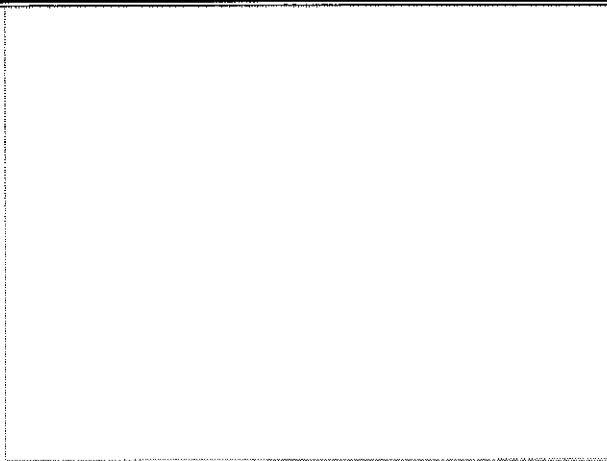


Recent Sale 2
321 Farnum St
Wellsville, NY 14895
Closing Date: 4/20/2021
Sale Price: \$94,000
Sq. Ft.: 1,250
Miles to Subject 2.06



Recent Sale 3
5120 Amity Lake Rd
Belmont, NY 14813
Closing Date: 2/8/2021
Sale Price: \$125,000
Sq. Ft.: 984
Miles to Subject 7.57

X. Additional Photograph Addendum



Subject Tax Sheet



Ariel View



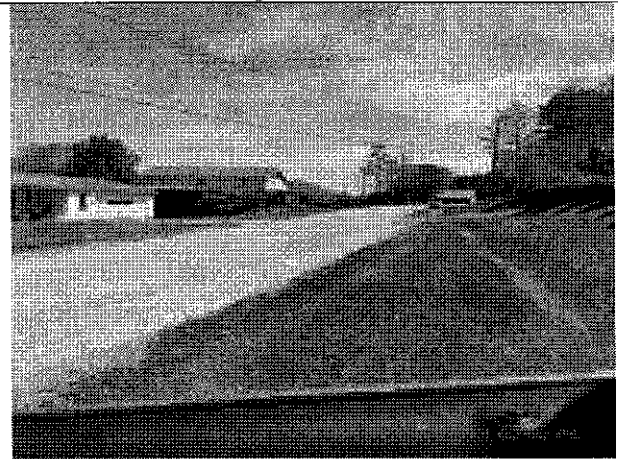
Subject Exterior



Subject Exterior



Subject Exterior



Subject Exterior



Subject Address

XI. Map



Comparable Listings		Recent Sales	
● 3694 Elm Valley	Distance	① 5749 Comfort Hollow Rd	Distance
● 1758 Keenan Rd	3.47mi.	② 321 Farnum St	7.58mi.
● 5606 E Valley Rd	11.55mi.	③ 5120 Amity Lake Rd	2.06mi.
	11.72mi.		7.57mi.